

**THIS INSTRUMENT PREPARED BY:
JON A. WELLS, ATTORNEY AT LAW
P. O. BOX 116, 206 COURT SQ.
LAFAYETTE, TENNESSEE 37083**

Mail Tax Bills to:

Lisa Manion
354 Long Road
Lafayette, Tennessee 37083

Map: 60, Parcel: 49.00 p/o

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, I, **David Manion**, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid by **Lisa Manion**, the receipt of which is hereby acknowledged, do hereby demise, release, and forever quitclaim unto my wife, Lisa Manion, her heirs and assigns, all my rights, title, interest, and estate, legal and equitable, in the following tract of land located in the 1st Civil District of Macon County, Tennessee and described as follows:

ELVIE SMITH ESTATE – Tract #7 – 49.00 Acres

Lying located in the 1st Civil District, Macon County, Tennessee, on the north side Highway 52 East, and being a portion of the property of record in Deed Book 55, page 295, Register's Office, Macon County, Tennessee and more particularly described as follows:

BEGINNING an iron rod in the north right-of-way of Highway 52 East, same being the southwest corner of this tract and the southernmost corner of Cothron and Johnson (WB 1, PG 266, Clerk and Master's Office, Macon County, Tennessee); thence leaving road with line of Cothron and Johnson North 04 degrees 01 minute 53 seconds East 1539.98 feet to an iron rod; thence with line of David and Garrett Manion (DB 259, Pg 153, ROMCT) South 83 degrees 55 minutes 58 seconds East 725.19 feet to an iron rod at a post; thence North 07 degrees 35 minutes 30 seconds East 403.17 feet to a metal post; thence with line of David and Garrett Manion and Lisa and Joyce Manion (DB 259, PG 150, ROMC) North 07 degrees 10 minutes 30 seconds East 664.86 feet to an iron rod at a post; thence with line of Ray Willis (DB 50, PG 462 and DB 52, PG 228, ROMCT) South 77 degrees 30 minutes 43 seconds East 222.77 feet to an iron rod at a planted stone; thence North 35 degrees 27 minutes 47 seconds East 171.03 feet to a double cedar snag; thence North 32 degrees 59 minutes 49 seconds East 139.52 feet to an iron rod at an 18-inch heavenbush tree; thence North 71 degrees 32 minutes 31 seconds East 42.51 feet to an iron rod; thence with line of the Macon County Board of Education property (Db 161, PG 196, ROMCT) South 58 degrees 23 minutes 27 seconds East 101.61 feet to an iron rod; thence with line of Tract #8 of the Elvie Smith East property (52.84 acres as per survey of same date) South 07 degrees 19 minutes 56 seconds West 2327.64 feet to an iron rod; thence South 69 degrees 24 minutes 07 seconds West 1216.60 feet to an iron rod in the north right-of-way Highway 52 East; thence with said right-of-way North 44 degrees 57 minutes 37 seconds West 69.89 feet to the point of beginning containing 49.00 acres more or less by survey by Carroll Carman, Registered Land Surveyor, TN Number 919, address 150 Middle Fork Road, Hartsville, TN 37074, dated March 30, 2009 .

ELVIE SMITH ESTATE – TRACT #8 – 52.84 ACRES

BEING LOCATED IN THE 1ST Civil District, Macon County, Tennessee, on the north said Highway 52, East, and being a portion of the property of record in

RICKEY SHOULDERS
ASSESSOR OF PROPERTY
DI 01
MAP 49
GP 49
CHAP 49
COMPLETE
SPLIT
PARCEL 49.00

Deed Book 55, Page 295, Register's Office, Macon County, Tennessee. See Tax May 60, Parcel 49.00, Tax Assessor's Office, Macon County, Tennessee and more particularly described as follows:

BEGINNING an iron rod in the north right-of-way of Highway 52, same being the southernmost northwest corner of this tract and the southernmost corner of Tract #7 of the Elvie Smith Estate property (49.00 acres as per survey of same date), also being South 44 degrees 57 minutes 37 seconds East 69.89 feet from the southernmost corner of Cothron and Johnson (WB 1, PG 266, Clark and Master's Office, Macon County, Tennessee) as you measure along said right-of-way; thence leaving road with line of said Tract #7 North 69 degrees 24 minutes 07 seconds East 1216.60 feet to an iron rod; thence North 07 degrees 19 minutes 56 seconds East 2327.64 feet to an iron rod; thence with line of the Macon County Board of Education property (DB 161, PG 196, ROMCT) South 58 degrees 23 minutes 27 seconds East 85.18 feet to an iron rod at a post; thence South 29 degrees 31 minutes 15 seconds East 113.72 feet to an iron rod; thence South 47 Degrees 44 minutes 53 seconds East 118.64 feet to an iron rod at a 26-inch poplar tree; thence South 29 degrees 43 minutes 42 seconds East 159.01 feet to an iron rod; thence South 77 degrees 04 minutes 34 seconds East 395.09 feet to an iron rod at a 24-inch gum tree; thence South 02 degrees 44 minutes 33 seconds West 888.01 feet to an iron rod; thence with line of said Macon County Board of Education property and City of Lafayette property (DB 207, PG 366, ROMCT) South 04 degrees 22 minutes 00 seconds West 1455.02 feet to a planted stone; thence with line of Macon County Board of Education (DB 161, PG 196, ROMCT) North 89 degrees 01 minute 20 seconds West 232.03 feet to a pipe at a metal post; Thence with line of Phillip Anderson and Son Funeral Home (DB 96, PG 336, ROMCT) and Philip Anderson and Son Memorial Park, Inc. (DB 96, PG 379 and DB 152, PG 456, ROMCT) North 88 degrees 56 minutes 46 seconds West 876.96 feet to an axle; thence continuing with Phillip Anderson and Son Memorial Park, Inc. South 87 degrees 38 minutes 48 seconds West 317.85 feet to an axle at a metal post; thence with line of Donald Loftis (DB 6, PG 477, ROMCT) South 89 degrees 21 minutes 12 seconds West 487.20 feet to an iron rod in the north right-of-way of Highway 52 East; thence with said right-of-way North 44 degrees 57 minutes 37 seconds West 69.89 feet to the point of beginning containing 52.84 acres more or less by survey of Carroll Carman, Reg. Land Surveyor, TN # 910, address 150 Middle Fork Road, Harstville, TN 37074, dated March 30, 2009.

Being the same property coveyed to David Manion and wife, Lisa Manion by deed from J.D. Smith and Shirley Brawner, dated May 7, 2009, and recorded in Deed Book 295, pages 63-65, Register's Office, Macon County, Tennessee.

2012 taxes to be paid by the grantee.

Possession with deed.

The preparers of this instrument make no warranties as to title, ownership, description or any other representations relative to the property described herein.

Witness my hand, this the 28 day of Sept, 2012.


David Manion

STATE OF TENNESSEE
COUNTY OF MACON

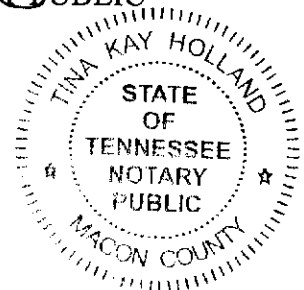
Personally appeared before me, the undersigned, a Notary Public, in and for said County

and State, the within **David Manion**, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Lafayette, Tennessee, this the 28 day of Sept., 2012.

Tina Kay Holland
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/20/2014



STATE OF TENNESSEE
COUNTY OF MACON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is \$ 10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

exempt

AFFLIANT

Subscribed and sworn to before me, this the _____ day of _____, 2012.

REGISTER OR NOTARY

MY COMMISSION EXPIRES: _____

BK/PG: WD317/335-337

13001176



3 PGS : AL - QUITCLAIM DEED	
NANCY BATCH: 29101	
05/03/2013 - 10:28:36 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, MACON COUNTY
MELINDA FERGUSON
REGISTER OF DEEDS